

# **JERSEY CITY**

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE  
DIVISION OF CITY PLANNING



ROBERT D. COTTER, PP, AICP  
PLANNING DIRECTOR

JERRAMIAH T. HEALY, MAYOR  
CARL S. CZAPLICKI  
DEPARTMENT DIRECTOR

May 16, 2012

Ms. Mayda Arrue  
THE JERSEY JOURNAL  
30 Journal Square  
Jersey City NJ 07306

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Tuesday, May 22, 2012 Edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City  
Department of Housing & Economic Development  
30 Montgomery Street, 14th Floor, Suite 1400  
Jersey City NJ 07302

Attn: Denise Jefferson

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Robert D. Cotter  
Secretary, Jersey City Planning Board  
Division of City Planning

Mayor's Office  
Carl Czaplicki, Director,  
HEDC  
File

**JERSEY CITY PLANNING BOARD  
PUBLIC NOTICE  
REGULAR MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of May 15, 2012.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business:
7. New Business:

8. Review and discussion of amendments to the Newport Redevelopment Plan. Summary: This amendment replaces old maps with new, more legible maps and eliminates outdated block and lot numbers. Definitions which already exist in the Land Development Ordinance have been removed.  
**Approved and recommended to City Council for Adoption.**

9. Review and discussion of amendments to the Turnkey Redevelopment Plan. Summary: This amendment replaces old maps and block/lot numbers with new numbers and eliminates outdated uses.  
**Approved and recommended to City Council for Adoption.**

10. Case: P11-002 Administrative Amendment  
Applicant: Archer Cohen  
Attorney: Jon Campbell  
Review Planner: Jeffrey Wenger  
Address: 60 Van Reipen Avenue  
New Block: 17301 Lot: 14  
Zone: Journal Square Redevelopment Plan  
Description: Side access ramp and basement windows.  
**Decision: Approved.**

11. Case P08-017.1 Final Major Site Plan  
Applicant: Nams Developers, Inc.  
Attorney: Charles Harrington, Esq.  
Review Planner: Kristin Russell  
Address: 516-520 Bergen Avenue  
Old Block: 1931 Lot: 1 & 1.A  
New Block: 17905 Lot: 1  
Zone: Monticello Avenue Redevelopment Plan  
Description: Originally approved November 5, 2008 and amended July 21, 2009. 4-story mixed use building with 18 residential units and 5,493 sf of ground floor retail space.  
Waivers: signage  
**Decision: Approved.**

12. Case: P09-021 Amended Preliminary & Final Major Site Plan with deviation  
Applicant: Victor Ghatas  
Attorney: Jon P. Campbell. Esq.  
Review Planner: Kristin Russell  
Address: 147 Monticello Avenue  
Old Block: 1921 Lot:66  
New Block: 16701 Lot:23  
Zone: Monticello Ave. Redevelopment Plan  
Description: Originally approved September 8, 2009. Unapproved changes to façade, including window size, architectural details, and height along blockfront.  
Deviations: Storefront glazing  
**Decision: Approved.**

13. Case: P012-008 Minor Subdivision  
Applicant: Marbella Towers Associates, LLC  
Attorney: Charles J. Harrington, III, Esq.  
Review Planner: Maryann Bucci-Carter, PP, AICP  
Address: 425 Washington Blvd.( 110 Second Street)  
Old Block: 15 Lot: 28, 28-x, 46  
New Block: 11603 Lot: 45, 44  
Zone: Hudson Exchange Redevelopment Plan  
Description: Re-configuring three lots into two  
**Decision: Approved.**

14. Case: P12-009 Preliminary & Final Site Plan w/Deviations  
Applicant: Marbella Tower Associates, LLC  
Attorney: Charles J. Harrington, III, Esq.  
Review Planner: Maryann Bucci-Carter, PP, AICP  
Address: 425 Washington Blvd. ( 110 Second Street)  
Old Block: 15 Lot: 28, 28-x, 46  
New Block: 11603 Lot: 45, 44  
Zone: Hudson Exchange Redevelopment Plan  
Description: New Construction of 311 Residential Units with 5,745 sf. of retail  
Deviations: Monument signage, temporary leasing signage, yard requirements, and minimum improved open space  
**Decision Approved.**

15. Case: P12-014 Preliminary & Final Major Subdivision  
Applicant: Grand LHN III, Urban Renewal LLC  
Attorney: Charles J. Harrington, III, Esq.  
Review Planner: Maryann Bucci-Carter, PP, AICP  
Address: 237 Grand Street, 1 Canal Street & Grove Square R-O-W  
New Block: 15901 Lot: 1, 2, 3  
Zone: Liberty Harbor North Redevelopment plan  
Description: Creation of 5 including the extension of Grove Street and Regent Street the creation of new blocks between and around these new Streets.  
**Decision: Approved with conditions.**
16. Case: P12-015 Preliminary & Final Major Site Plan with Deviations  
Applicant: Grand LHN III, Urban Renewal LLC  
Attorney: Charles J. Harrington, III, Esq.  
Review Planner: Maryann Bucci-Carter, PP, AICP  
Address: 237 Grand Street, 1 Canal Street & Grove Square R-O-W  
New Block: 15901 Lot: 1, 2, 3  
Zone: Liberty Harbor North Redevelopment plan  
Description: Two new mixed use residential buildings; 1. 549 DU and 6,380 sf. of retail; 2. 131 DU and 384 parking spaces.  
Deviation: Buildings on two adjacent blocks designed by one architect.  
**Decision: Approved with conditions.**
17. Case: P08-049 Preliminary & Final Major Site Plan with Deviations  
Applicant: GND Builders LLC  
Attorney: Jon Campbell, Esq.  
Review Planner: Kristin Russell  
Address: 191-193 Van Horne St.  
New Block: 20101 Lot: 49 & 50  
Zone: Morris Canal  
Description: new two-family building  
Deviations: lot width, lot area, garage dimensions  
**Decision: Approved.**
18. Case: P12-016 Preliminary & Final Major Site Plan  
Applicant: Hoda Osman  
Attorney: Jon Campbell, Esq.  
Review Planner: Kristin Russell  
Address: 310 Ninth St.  
New Block: 8606 Lot: 33  
Zone: Ninth Street II Redevelopment Plan  
Description: Two-story addition to existing single family house  
**Decision: Approved with condition.**
19. Review and discussion of the *Report Concerning the 1 Exchange Place Study Area as an Area in Need of Redevelopment*. Formal action may be taken. Summary: This report documents the conditions of the 1 Exchange Place Study Area and finds that the Study Area meets the criteria as an area in need of redevelopment.  
**Carried to June 5th, 2012.**
20. Review and discussion of the proposed *1 Exchange Place Redevelopment Plan*. Formal action may be taken. Summary: This plan provides for a vertical addition for a hotel use at 1 Exchange Place.  
**Carried to June 5th, 2012.**
21. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:
1. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P11-062 Submitted by Moudy Razek (187 Newark Avenue).
  2. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with Deviation # P12-015 submitted by Grand LHN Urban Renewal, LLC (237 Grand St, 1 Canal St. and “The Grove Square” ROW)
  3. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Major Subdivision # P12-014 submitted by Grand LHN, LLC(237 Grand St, 1 Canal St. and “The Grove Square” ROW)
  4. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Major Site Plan # P12-004 submitted by Team Walker, Inc. ( 372-377 Communipaw Ave.).
  5. Resolution of the Planning Board of the City of Jersey City Final Major Site Plan # P04-156 submitted by The GSW Group ( 86-100 Forrest Street)
  6. Resolution of the Planning Board of the City of Jersey City approving Minor Subdivision # P11-069 submitted by Summit Plaza Associates ( 700 Newark Avenue).
  7. Resolution of the Planning Board of the City of Jersey City congratulating Robert Cotter for his induction as a Fellow of the American Institute of Certified Planners.
22. Executive Session, as needed, to discuss litigation, personnel or other matters
23. Adjournment